

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	28			
Program Progress:							
% of Funds Committed	100.00 %	96.86 %	1	96.45 %	100	100	
% of Funds Disbursed	95.40 %	83.03 %	6	87.93 %	78	82	
Leveraging Ratio for Rental Activities	2.3	2.3	15	4.73	37	30	
% of Completed Rental Disbursements to All Rental Commitments***	82.22 %	76.30 %	23	83.38 %	21	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.32 %	70.77 %	14	70.15 %	50	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.90 %	80.18 %	7	80.67 %	54	60	
% of 0-30% AMI Renters to All Renters***	18.34 %	49.07 %	25	45.30 %	13	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.69 %	95.84 %	14	95.32 %	47	48	
Overall Ranking:			In State:	22 / 28	Nationally:	36 32	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,144	\$53,358		\$26,635	229 Units	50.80 %	
Homebuyer Unit	\$25,589	\$15,282		\$14,938	124 Units	27.50 %	
Homeowner-Rehab Unit	\$17,674	\$11,919		\$20,675	98 Units	21.70 %	
TBRA Unit	\$0	\$4,927		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Niagara Falls NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$54,641	\$56,059	\$23,038
State:*	\$110,346	\$96,883	\$16,551
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	1.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.3	56.4	66.3	0.0	Single/Non-Elderly:	21.2	25.5	17.3	0.0
Black/African American:	43.4	40.9	29.6	0.0	Elderly:	38.1	3.6	27.6	0.0
Asian:	0.4	0.9	3.1	0.0	Related/Single Parent:	33.6	40.0	23.5	0.0
American Indian/Alaska Native:	2.2	0.0	0.0	0.0	Related/Two Parent:	3.5	26.4	15.3	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0	Other:	3.5	4.5	15.3	0.0
American Indian/Alaska Native and White:	0.4	0.0	0.0	0.0					
Asian and White:	0.4	0.0	0.0	0.0					
Black/African American and White:	0.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0					
Other Multi Racial:	0.4	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.9	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.9	1.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	55.3	21.8	25.5	0.0	Section 8:	8.8	0.9 [#]		
2 Persons:	22.6	24.5	30.6	0.0	HOME TBRA:	6.6			
3 Persons:	11.1	25.5	23.5	0.0	Other:	13.7			
4 Persons:	8.0	18.2	12.2	0.0	No Assistance:	70.8			
5 Persons:	1.8	6.4	5.1	0.0					
6 Persons:	0.9	3.6	2.0	0.0					
7 Persons:	0.4	0.0	1.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				131

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Niagara Falls State: NY Group Rank: 36
 (Percentile)
 State Rank: 22 / 28 PJs Overall Rank: 32
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	82.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	76.32	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.69	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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